

Creating and Protecting Taylor's Historic Districts



Executive Summary



Taylor Landmarks

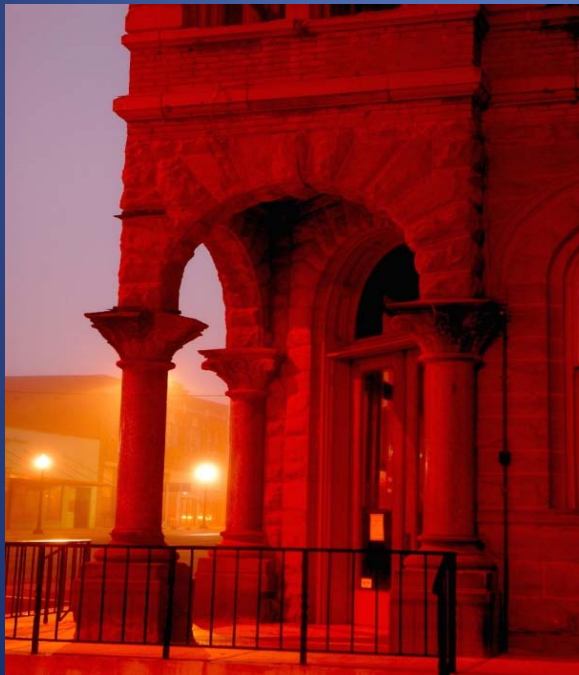
Historic Preservation Task Force Appointed City Council 2017

- Nancci Phillips-Burgess, PMP - Project/Program Manager – Task Force Chair
- Suzanne Bice - Taylor Board of Adjustments
- Judy Blundell - Project Developer / Business Owner
- Debi Kovar - Realtor
- David Legere - Property Developer / Builder
- Janetta McCoy, PhD - Architectural Preservationist
- Irene Michna - Community Historian
- Tia Stone - President, Chamber of Commerce
- Frances Sorrow - President, Taylor Conservation & Heritage Society - *ex officio*

Program Goal

Safeguard Taylor's Historical Resources

Primary Directive



**CURRENT PRESERVATION EFFORTS
AT WORK**

Preservation Taskforce Process



Recruited:

Community members with diverse competencies



Researched:

Standards, Guidelines, Processes, Outcomes



Hosted:

Six Community Wide Meetings



Now Proposing:

Preservation Ordinance

Community Outreach Presentations

Main Street Board

Chamber of Commerce

Downtown Building Owners

Taylor Realtor Association

Community Open Meetings - 2

Framework for an Historic Preservation Program

- * Based on US Dept. of Interior & Texas
Historical Commission Standards**
- * Creation of Historical Districts**
- * Creation of Historic Design Review
Commission & Historical Preservation
Officer**

Business Case



**Stabilizes And Improves
Property Values**



Promotes Tourism



Stimulates Relocation Efforts



**Provides Financial Assistance
Opportunities**



Operational Principle

Historical Preservation Officer (HPO)

**Establishes and executes procedures for
Certificate Of Appropriateness (COA)
within existing code**

Operational Principle

Historic Design Review Commission (HDRC)

Qualified volunteers who approve COAs for:

Demolition

In-fill

Large-scale/non-routine alterations

Recommend resource/district designations

Operational Principle

Limited Review Criteria

“only visible from an adjacent street or walkway”

Operational Principle

Financial Incentives

“maintaining eclectic neighborhoods and quality of life”

Operational Principle

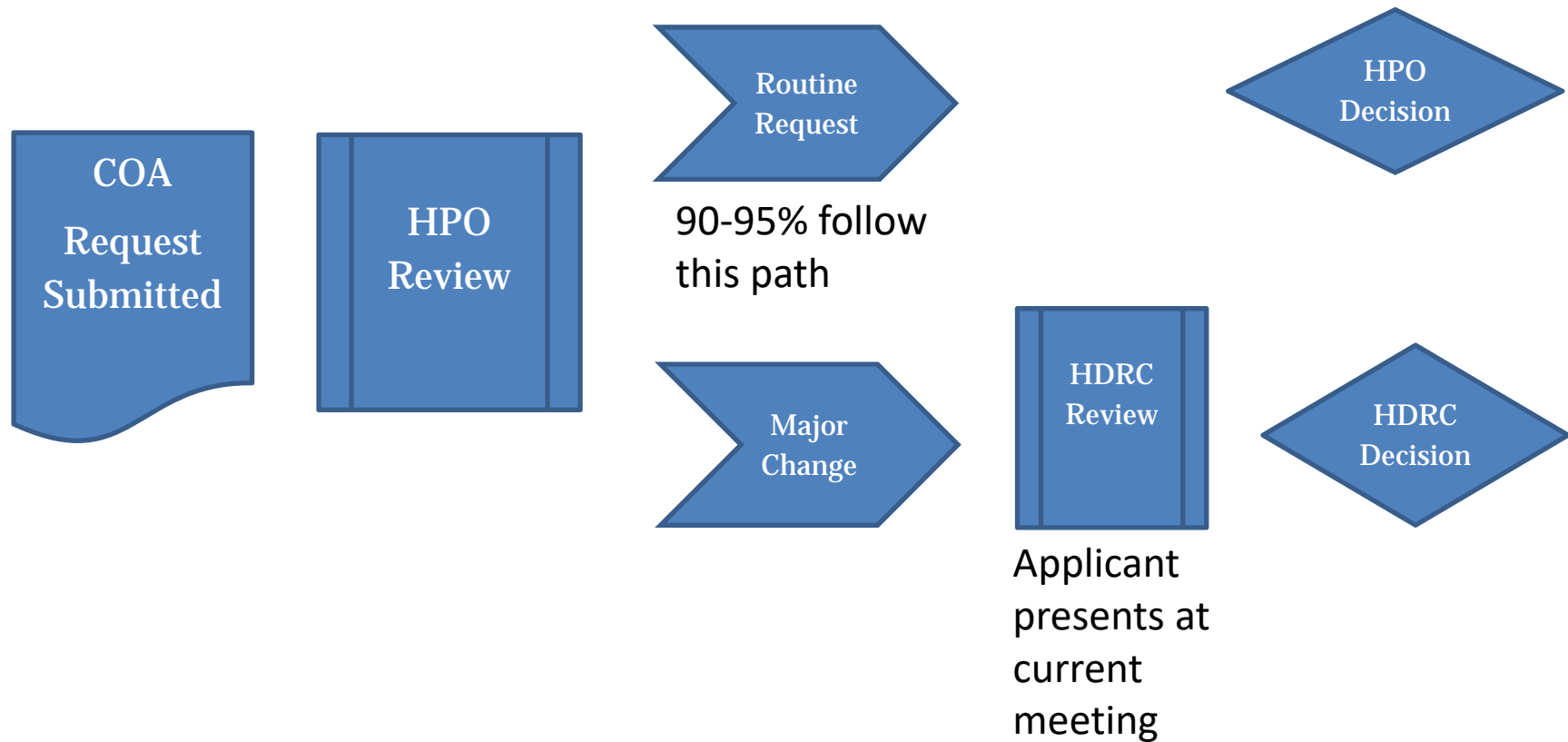
Owner Controlled Updates

“property owner rights vs preservation efforts”

Operational Principle

Historic District Buy-In

“does the neighborhood have a choice?”



COA APPROVAL PROCESS

Next Steps

**Adoption of ordinance – appointment
of Commission and HPO**

**Official Designation of map for
historical neighborhoods**

**Historical Resource Survey to
determine extent of resources**

**Council approval of future
recommended districts**

Taylor, TX_2018

Write a description for your map.

Legend

RESIDENTIAL AND
COMMERCIAL

INDUSTRIAL AND
COMMERCIAL

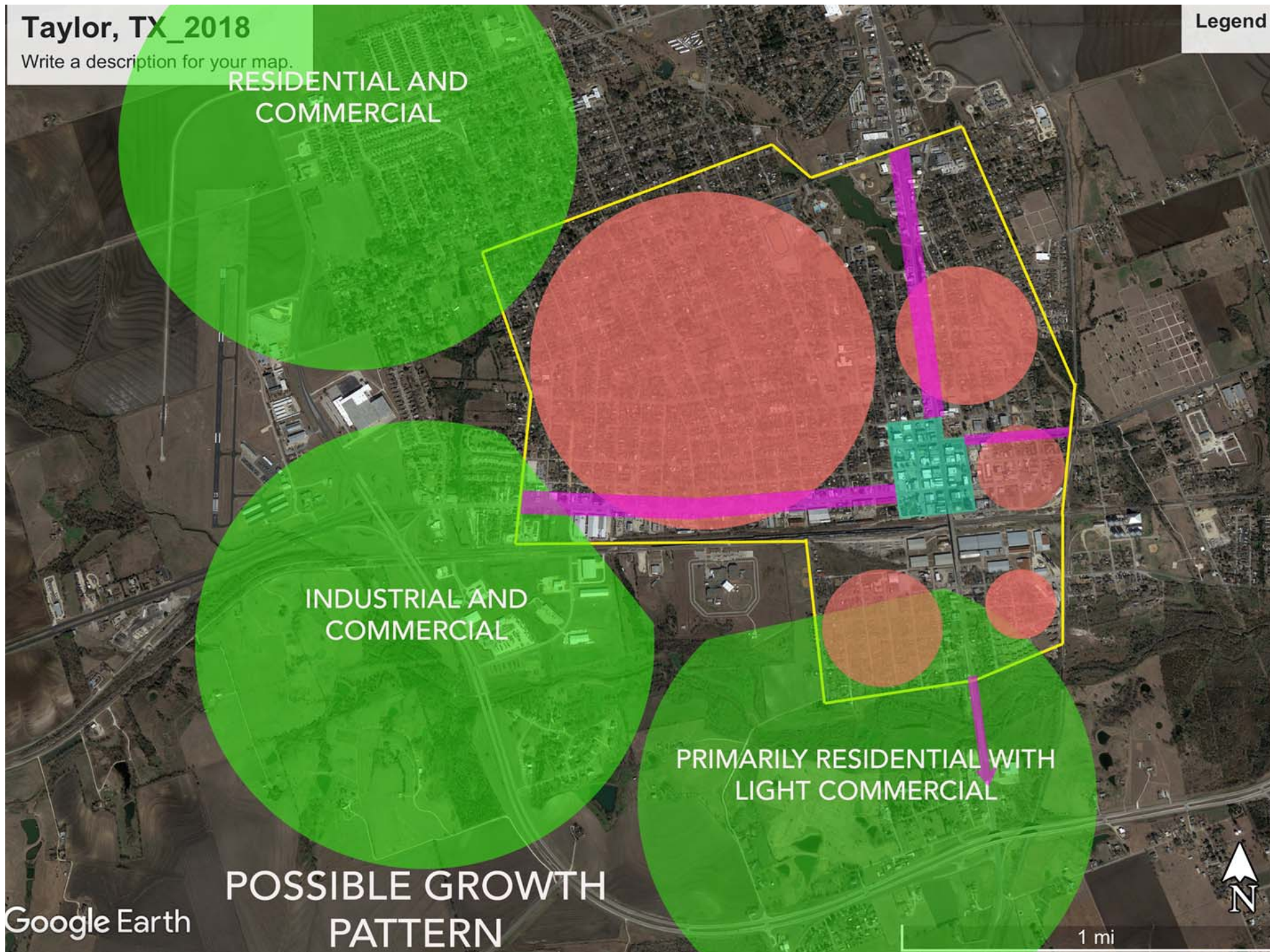
PRIMARILY RESIDENTIAL WITH
LIGHT COMMERCIAL

POSSIBLE GROWTH
PATTERN

Google Earth



1 mi



Truths of Historic Preservation

- ★ **You can paint your house any color you want.**
- ★ **You can keep your home just as it is today.**
- ★ **You can renovate the interior of your home without any preservation review.**
- ★ **Your home appraisal is not influenced by district designations.**
- ★ **Most requests are reviewed as routine changes.**
- ★ **Property owners do have a voice in participating.**

In Summary

The Future of Taylor's Past

Growth is happening

**Reasonable and responsible to take
steps now**

**Assets lost are gone – the
opportunity today is protection**

ORDINANCE NBR - XXXX

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, ESTABLISHING HISTORICAL RESOURCE AND NEIGHBORHOOD PRESERVATION

Section 1 Title

This ordinance shall be known and may be cited as "**Historical Resource and Neighborhood Preservation Ordinance, City of Taylor, Williamson County, Texas**"

Section 2 Program Goals

The historical preservation ordinance is intended to achieve the following policy goals:

- 2.1** Protect, enhance, and perpetuate Historical Resources and Neighborhoods which represent or reflect significant elements of city architectural, archeological, cultural, ethnic and political history
- 2.2** Safeguard designated historical resources through appropriate regulations
- 2.3** Stabilize and improve property values in designated areas
- 2.4** Foster civic and cultural pride in the beauty and legacy of the past
- 2.5** Protect and enhance city and neighborhood attractions for tourism, thus strengthening the economy of the city
- 2.6** Provide a review process for the continued preservation of city historical resources
- 2.7** Provide a pathway to recognition as a 'Certified Local Government', thus qualifying programs for historical grants, training and assistance

All goals and historical requirements shall use basic standards set forth by the Secretary of the Interior, National Park Service and applicable guidelines issued by the Texas Historical Commission.

Section 3 Definitions

3.1 Appurtenance: A feature related to a parcel of land or to a building, structure, object, site, or a related group thereof. The term includes, but is not limited to, buildings, structures, objects, landscaping features, walls, fences, light fixtures, steps, paving, sidewalks, shutters, and signs

3.2 Certificate of Appropriateness (COA): A document evidencing the approval of the Historical Design Review Commission, signed and dated by the Chairman of the Commission or Historical Preservation Officer, as applicable, authorizing the performance of work within an historical district or to an historical resource

3.3 Certificate of Occupancy (COO): A document issued by a local government certifying a structure is ready to be occupied and complies with local building codes. The certificate is issued following an inspection by a licensed inspector on behalf of the local government.

3.4 Certified Local Government (CLG): Preservation partnership between local, state and national governments focused on promoting historic preservation at the local level

3.5 Contributing Property: Buildings, structures, objects, or sites within the boundaries of the district that add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant

3.6 Demolition: An act, process or neglect which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historical or architectural integrity

3.7 Demolition by Neglect: Occurs when a party having ownership, custody, or control of a resource allows or causes, through a failure to perform routine or minimum maintenance, gradual or accelerated deterioration of a designated resource

3.8 Department of Interior (DOI): Federal Department governing oversight of historical preservation regulations and authority

3.9 Development Services (DevServ): Department of the City of Taylor with oversight of Planning and Zoning, Building Permits and Inspections, Code Enforcement, and Map/GIS

3.10 Exterior Architectural Feature: The architectural style, design, general arrangement and components of all of the outer surfaces of a building or structure, as distinguished from the interior surfaces enclosed by such outer surfaces. Exterior architectural features include but are not limited to, the kind, color, texture of the building material and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building or structure

3.11 Historical Design Guidelines: Applicable architectural and design features for all historical periods and new construction applied within an historical district

3.12 Historical Design Review Commission (HDRC): A five (5) member, Council-appointed group of citizens having a preference to professional backgrounds in the field of preservation and related studies

3.13 Historical District: An area of the city designated by the City Council as an historical area having definable geographic boundaries, a significant concentration, linkage, grouping or continuity of sites, buildings, or structures united historically by plan, appearance, or physical development

3.14 Historical District Overlay Map: An outline of city boundaries encompassing districts of predominantly historical resources

3.15 Historical Preservation Officer (HPO): Designated city staff resource, trained in Historical Preservation techniques that serves as first point of contact for COA submittal

3.16 Historical Resource/Landmark: A resource, 50+ years old, designated as having historical and/or cultural significance for the community. The designation "Historical Resource" recognizes that the historical nature of the site is of basic and vital importance for the preservation of local culture and heritage

3.17 Historical Resource Survey: A comprehensive architectural survey of all properties within the city and adjoining areas

3.18 Insignificant Alteration: Repair or maintenance, alteration, change, restoration, or removal of any exterior architectural feature of a building or structure which does not involve significant changes in the architectural or historical value, style, general design or appearance

3.19 National Park Service (NPS): Federal agency with oversight of historical preservation regulations and authority

3.20 Natural Disaster: Destruction of a resource by forces outside human control, such as an earthquake or tornado, for which no person can be held responsible

3.21 Professional Engineer: An individual, who has fulfilled education and experience requirements and passed rigorous exams that, under Texas licensure laws, permits them to offer engineering services directly to the public

3.22 Routine Repairs or Maintenance: Work done to prevent deterioration of a resource or any part thereof by returning the resource as nearly as practical to its condition prior to such deterioration, decay, or damage and by using original material or approved substitutions

3.23 Significant Alteration: An alteration, change, restoration, removal or demolition of an external architectural feature of a building or structure which involves a significant change in the architectural or historical value, style, general design, or appearance or for any other reason

3.24 Spot Zoning: The process of singling out a small parcel of land for a use classification different from that of the surrounding area for the benefit of the owner of such property or to the detriment of other owners

3.25 Supporting Property: Buildings, structures, objects, or sites within the boundaries of the district that do not add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is recognized

3.26 Taylor Downtown Historic District: A National Register Historic District, designated in 2005, bounded by First, Washburn, Fourth, and Fowzer Streets

3.27 Texas Historical Commission (THC): The state agency for historic preservation; it administers the National Register of Historic Places for sites in Texas

3.28 Williamson County Appraisal District: Administrator of the laws and rules within the Texas Property Tax Code and generally accepted appraisal practices

Section 4 Historical Design Review Commission (HDRC)

4.1 Creation:

Authority: All decisions/recommendations will be based on standards set forth by the Secretary of the Interior, National Park Service, and applicable guidelines issued by the Texas Historical Commission.

Ref: <https://www.gpo.gov/fdsys/pkg/CFR-2005-title36-vol1/pdf/cfr-2005-title36-vol1-sec61-6.pdf>

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

<http://www.thc.texas.gov>

4.1.1 The HDRC shall consist of a minimum of five (5) members appointed by the City Council

4.1.2 Preference for appointment shall be given to professionals from the areas of architecture, history, urban planning, real estate, legal, or archeology

4.1.3 At least one member shall be appointed from the Taylor Conservation and Heritage Society and one from the Main Street Advisory Board, a Downtown District business owner or a representative from the Moody Museum

4.1.4 Each member shall be a qualified property owner of the city and preferably three (3) members shall reside and/or own properties in areas where the majority of structures are 50+ years old

4.1.5 City will assign permanent staff member(s) to assist Commission as required for administrative purposes

4.2 Operational Guidelines:

4.2.1 The operational guidelines of the HDRC shall adhere to the By-Laws of the City of Taylor

4.2.2 The HDRC shall review and act upon all applications proposing significant exterior alterations, changes and/or demolition, of features within the designated areas or any other historical preservation site created, established or designated by the City Council in the future. They shall further maintain these specific powers of review and decision responsibility pertaining to all proposed National Register nominations within the city purview

4.2.3 The HDRC shall grant or deny COAs based on presented materials only

4.2.4 The HDRC shall make an annual report to the City Council on the state of historical preservation in the city and shall include in the report a summary of its activities for the past year and a proposed program for the next year

4.2.5 The HDRC shall have the further responsibility of recommending to the City Council and city departments, the adoption of policies, sources of funding, and designation of Historical Resources that may further the city preservation efforts

4.2.6 The HDRC shall otherwise determine its own rules of procedure except as may be specifically set forth in this ordinance

Section 5 Designation of Historical Districts and Resources

5.1 Boundaries: Historical Districts shall be defined in Appendix II - Overlay Area of Districts, as revised. A survey procured by the city and any additions thereto will further serve to identify districts and landmarks. Upon recommendation by the HDRC and at the discretion of City Council, the area may be altered or expanded as needed. Any additional historical preservation areas established are thereafter governed by this ordinance

5.2 Historical Resource Criteria: In making the designation of an area as an Historical District/Resource, the City Council shall receive recommendations from the HDRC ensuring the area structures are predominantly 50+ years in age and have three (3) or more of the following characteristics:

5.2.1 Character, interest, or value as a part of the development, heritage, or cultural characteristics of the city

5.2.2 Location as the site of a significant historical event

5.2.3 Embodiment of distinctive characteristics of an architectural type

5.2.4 Relationship to other distinctive buildings, sites, districts, or structures which are historically significant

5.2.5 Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or city

5.2.6 Value as an aspect of community sentiment or public pride

5.2.7 Identification with a person or persons who significantly contributed to the development or culture of the city, the state or the nation

5.2.8 Value as protection from degradation of a historical resource

5.3 Individual Designations

5.3.1 The resource to be designated shall be 50+ years old and noteworthy for its design or construction techniques, for its information potential, or its association with a significant person or event

5.3.2 The structure must retain its physical integrity and be a good example of period architecture, including quality in design, materials and workmanship for the period, unless the structure proposed for designation is associated with a significant person or event

5.3.3 The inclusion of a conforming structure shall not be considered spot zoning and does not affect the predominant zoning for surrounding structures.

5.4 Contributing Properties

5.4.1 A contributing property is determined to be historically significant and contributes to the character of an historic district

5.4.2 Properties are designated as buildings, structures, objects, or sites within the boundaries of the district that add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant. A contributing property must also retain integrity, meaning enough of its historical physical features to convey its significance as part of the district

5.4.2 Contributing structures are identified by process of a City Historical Resources Survey to support and clarify the designation of historic districts

5.5 Supporting Properties

5.5.1 Structures determined to not be historically significant within a district remain a part of the district, albeit in a supporting role

5.5.2 Supporting properties are buildings, structures, objects, or sites within the boundaries of the district that do not add to the historical associations, historical architectural qualities, or archaeological values for which the historical district is significant. Typically this means that the property is less than fifty years old, has been significantly altered, or is not associated with the historical theme or historic time periods of the district

5.5.3 Although supporting structures do not add to the historical designation of districts, alterations may negatively impact the look and feel of an Historical District

5.5.4 All structures within a designated historical district shall adhere to the COA application guidelines and all alterations/additions shall be in keeping with size, scale, proportion, setback, ratio of impervious vs non impervious surface and intended use

5.6 Applicability

The Historical Design Guidelines (Ref: Appendix IV) apply to all exterior modifications to buildings and sites that have two (2) or more of the following characteristics:

5.5.1 Individually designated landmark

5.5.2 Reside within a designated historical district

5.5.3 Visible from any adjacent street or walkway

5.7 Inclusion Timelines: The initial historical district shall encompass the Taylor Downtown Historic District, certified 10/26/2005 on the National Register of Historical Places, map attached hereto as Appendix III. Historic Districts created within Appendix II Overlay Area and any subsequent inclusions shall be assigned a discrete historical designation. Appendix II contains the sum of current historical areas. Individual districts shall be established within the overlay area and incorporated separately over time.

5.8 Notification: Residents shall be notified in accordance with City standards when their structure is being considered for inclusion in a designated historic district

5.9 Voting: At the time of notification titled owner (one (1) vote per property) will be prompted to vote yea or nay on inclusion. Unreturned vote selections will be deemed a positive vote. A full 51% nay vote is required from either the sum of titled owners or a full 51% sum of the land mass area in the proposed district to deny the recommendation

5.10 Protection during Review: An individual property or area under review by the city for a formal determination as an historical resource is immediately protected by, and subject to, all the provisions of this article governing demolition, minimum maintenance standards and penalties until a decision by City Council becomes final

5.11 Historic Preservation Tax Incentives

The City of Taylor offers tax incentives to eligible property owners for inclusion and qualified renovations in a designated historic district.

5.11.1 Eligible Structures

5.11.1.1 Property must be located within an officially designated historic district

5.11.1.2 Property must be considered a ‘contributing’ structure to the historic district as defined by Dept. of Interior Standards (Ref Section 4.1)

5.11.1.3 Property must be designated as Homestead (HS) for the current resident as noted in the Williamson County Appraisal District (WCAD)

5.11.1.4 Property must include at least one manmade structure

5.11.1.5 Property must be considered habitable as determined by current city standards

5.11.2 Annual Municipal Tax Reduction Incentive

5.11.2.1 Property must (in addition to above eligibility) be designated as Over Age (OA) or Disabled Veteran (DV) for current resident as noted in the WCAD

5.11.2.2 Municipal tax reduction of 40% annually based on calculated tax after all qualified exemptions

5.11.3 Five (5) Year Municipal Tax Abatement Program

5.11.3.1 Major historic renovations that significantly increase a home value assessment may receive a prorated five (5) year abatement of the increased tax assessed during the first year of completion. Verification of tax increase for current and prior year required via Williamson County Appraisal District tax statements. Program is limited to the amount of one (1) year tax increase only

5.11.3.2 Proration will occur annually

Year one (1) at 50%

Year two (2) at 25%

Year three (3) at 12.50%

Years four (4) and five (5) at 6.25%

5.11.4 Permit Fee Waiver/Abatement

5.11.4.1 Permitting fees for eligible structures (Ref 5.11.1) for major renovations as determined by the HDRC may be waived in their entirety

5.11.4.2 Permitting fees for eligible structures (Ref 5.11.1) for routine maintenance, as determined by the HPO, may be abated 50%

Section 6 Certificate of Appropriateness (COA)

6.1 Mandatory Application Review

6.1.1 In lieu of an affirmative HDRC or HPO (as applicable) review and decision, no person or entity shall:

6.1.1.1 Install, construct, reconstruct, repair, alter, change, restore, rehabilitate, renovate, remove, relocate, or demolish any structure or exterior architectural feature or other significant appurtenance of any historical resource or any building or structure

6.1.1.2 Create a new structure or additions located within a designated Historical District

6.1.1.3 Add, change or remove signs, light fixtures, sidewalks, fences, steps, paving, landscaping or other exterior elements

6.1.1.4 Allow open-air displays of merchandise within an historical district

6.1.2 Such review shall consist of the granting or denial of a COA with regard to the subjects set forth in Subsections 6.2 – 6.5, as applicable

6.2 Authority to Review

6.2.1 HPO Review and Determination - The Historic Preservation Officer (or designate) shall attend discussions by any City committee or board, including the Design Review Committee, concerning recommendations for properties within or adjacent to historic districts that may affect the historic values of properties within those districts.

6.2.1.1 The HPO will determine the appropriate level of review for each application for a COA. The HPO decisions may be appealed to the HDRC

6.2.1.2 Applications for certain routine exterior alterations, additions, repairs or maintenance may be reviewed and approved administratively by the HPO

6.2.1.3 A list of items typically approved by the HPO may be found in Appendix I

6.2.2 HDRC Review and Determination

6.2.2.1 All demolition requests within historical districts

6.2.2.2 Significant and/or major changes to exterior surfaces

6.2.2.2 New construction and additions

6.2.2.3 Relocation of historical resources

6.2.2.4 All requests not specifically allocated to HPO discretion

6.2.2.5 An outline of all HDRC authorized approval items may be found in Section 4

6.3 Review Process

6.3.1 A building permit may not be granted for a property in any Historical District/Resource locale until all required reviews have been completed

6.3.2 A Certificate of Occupancy (COO) will not be granted until compliance with all COA requirements are certified in accordance with established procedure

6.3.3 The HDRC shall have the complete power of review, approval and denial authority for COAs

6.3.4 All COAs shall follow established city approval processes including but not limited to appeal procedures

6.3.5 All HPO and HDRC decisions regarding COAs shall be in writing and shall state the findings of review, its recommendations and requirements. The same shall appear in the written minutes of the HDRC

6.4 Application and Procedure

6.4.1 Applicant shall submit to the HPO, as established by HDRC procedures, an application for a COA which includes written data and information thoroughly describing the project including all supplemental documentation explaining the proposed alteration or build

6.4.2 The applicant shall submit all required data and information not less than fourteen (14) days prior to the next scheduled public meeting of the HDRC if HDRC approval is required

6.4.3 The HDRC may hold any additional meetings within thirty (30) days following initial HDRC review as may be necessary to carry out its responsibilities

6.4.4 The HDRC shall make its determination and report the same using established city procedures within two (2) days after final decision unless the HDRC and the applicant mutually agree to extend the period of review

6.4.5 There is no implied approval of an application due to circumstances that reasonably delay HDRC action

6.4.6 The applicant shall be given written notice of the time and place of the meeting by regular mail to the address on the application and/or to property owners as appear on the records of the Williamson County Appraisal District. Notice of the meeting and subject matter shall be posted in accordance with the Texas Open Meetings Act

6.4.7 The applicant or his/her agent, or representative, shall attend at least one (1) meeting of the HDRC during which his/her application is considered, otherwise the HDRC shall not take action and the application shall be deemed incomplete

6.4.8 The HDRC shall forward its report and recommendation to the HPO

6.4.9 Emergency requests may be routed via the HPO with supporting documentation of need and a written description of proposed **interim** measures. No permanent structural or façade alterations may be made without approval of the HDRC

6.5 Expiration of Certificate

Each COA shall expire eighteen (18) months after issuance

6.6 Resubmission of Denied Application

A COA, if denied, may only be resubmitted with a qualifying design or materials change as determined by the Chairman of the HDRC

6.7 Multiple Certificates

A COA is required for each distinct and separate project

6.8 Fee

The HDRC review process shall adhere to established city fee ordinances as amended

Section 7 Criteria for Review, Evaluation and Disposition of COA

In determining a recommendation and/or action for an application or building permit, the HDRC or HPO, as applicable, shall review and decide the appropriateness of the proposed alterations to include properties within or adjacent to designated historic district boundaries. (Ref: Section 2 Goals and Appendix IV Historic Design Guidelines)

These include, but are not limited to:

7.1 Removal, Addition or Modification of Architectural Features

Any distinguishing historical qualities, architectural features or character of a building, structure, or site and its environment shall not be destroyed, removed or modified if visible from any adjacent street or walkway. Architectural features include, but are not limited to, exterior wall materials, windows, railings, decorative woodwork, masonry and stone elements

7.2 Paint Color and Application

There is no requirement governing color choice. No city permit is required for paint application. Structures with stone/brick facades are subject to individual case review

7.3 Scale of New Construction

The HDRC shall review all new construction plans within designated historical areas to ensure congruity with surrounding buildings and environment in relation to size, scale, proportion, setback, ratio of impervious vs non impervious surface and intended use

Ref: City of Taylor, Code of Ordinances, APPENDIX B - Zoning Ordinance

7.4 Impact of Proposed Changes

The impact of the proposed changes shall not alter the general historical, cultural, and architectural nature of the district or resource.

7.4.1 Review and evaluation of applications shall be based on its conformity to the general character and value of the particular historical area involved

7.4.2 Current needs of the property owner will be considered

7.4.3 Plans for proposed new construction or other reuse of a property and the effects on the historical, cultural, social, or architectural identity of the surrounding area will be positive and promote the goals of this ordinance

Section 8 Demolition/Removal/Relocation Approval

The HDRC shall use the following additional criteria when reviewing and determining a recommendation and/or action for a COA with regard to demolition or removal of a Historical Resource, a resource within a designated Historical District or any other Historical Preservation Area established by City Council. The measurements and standards referenced in Section 4.1 Secretary of Interior Standards, CFR Title36 will be used for all reviews

All demolition/removal requests must be accompanied by not less than two (2) estimated cost/adaptability estimates from qualified professional engineers, one of which must be located within the city of Taylor. Based on the unique circumstances of each request, the estimates must definitively state the reasons and ramifications of such actions as referenced in Sections 8.1 and 8.2

8.1 A demolition application must be reviewed by the HDRC and be affirmatively found that:

8.1.1 Measures could not be taken to adaptively reuse, rehabilitate, or restore the building or structure at its existing site

8.1.2 Measures have been taken to relocate the resource to a new site within the same property or within the district if possible

8.1.3 The condition of the building or structure is such that it has been so altered or deteriorated it has lost its value and is no longer significant as an historical resource. The condition shall not be due to demolition by neglect or action of the owner or another related person or entity

8.1.4 The estimated cost of restoration or repair is so excessive as to create an unreasonable economic hardship for the owner and the condition is not due to demolition by neglect as documented by the HPO

8.2 In the case of a removal/relocation application the HDRC shall affirmatively find:

8.2.1 Measures could not be taken to adaptively reuse, rehabilitate, or restore the building or structure at its existing site

8.2.2 The resource is no longer significant to the area in which it is situated

8.2.3 Measures have been taken to relocate the resource within the same property and the same cannot be accomplished

8.2.4 Measures have been taken to relocate the resource within an appropriate designated Historical Area or where the goals of this ordinance will be furthered

8.2.5 Leaving the resource at its current location creates an economic hardship for the owner and the condition is not due to demolition by neglect

8.3 Failure to achieve the issuance of COAs may lead to legal action by the city

8.4 City of Taylor established procedures will be followed for the demolition of an approved site

Section 9 Penalties and Restrictions

The applicant shall obtain an approved COA prior to commencement of any work detailed in the application. Compliance with the requirements set forth in a COA is mandatory.

The City of Taylor procedures for notification and resolution timeframes of said penalties will be followed. The exercise of one or more penalties shall not preclude the exercise of any others. Any person, firm, corporation or other entity found to be in violation of this ordinance may incur the following penalties:

9.1 Penalties for nonconformance are set forth in City of Taylor Ordinances for all violations. In addition to any other applicable ordinance violation, the following penalties shall apply to both contributing and non-contributing resources within a designated historical district:

9.1.1 Repairs deemed essential to maintaining safety and structural integrity may be made by the city and an accompanying lien shall be placed on the property for the cost of repairs plus a \$500 fine per occurrence

9.1.2 Access and inspection for safety requirements of resources unoccupied more than one (1) year shall incur a \$500 fee per occurrence

9.1.3 Non-compliance with any directive from the HPO or HDRC shall incur a \$250 per day penalty, continuing until such deficiency is rectified

9.2 Restrictions on future development: If an historical resource, located either within or pertinent to a designated Historical District or any other Historical Preservation Resource, is demolished or relocated without a COA, or in the event the plans for the property are changed from which the resource was removed without approval of the revised plans by the HDRC, the following restrictions, in addition to any other penalties or remedies set forth in this ordinance, shall be applicable to the site where the structure or property was formerly located:

9.2.1 No building or other permits, including curb cuts, shall be issued for construction on the site, with the exception of a permit to restore such structure or property after obtaining an approved COA, for a period of five (5) years after the date of such demolition or removal

9.2.2 No parking lot for vehicles shall be created whether for remuneration or gratis on the site for a period of ten (10) years from the date of such demolition or removal

9.2.3 The owner of the site shall maintain the site in a clean and orderly state and shall properly maintain all existing trees and landscaping on the site

9.2.4 When these penalties and restrictions become applicable to a particular site, the City of Taylor shall cause to be filed a verified notice thereof in the Real Property Records of Williamson County Appraisal District and such restrictions shall then be binding on future owners of the property

9.3 Cumulative Remedies: The provisions of this section shall apply in addition to other enforcement procedures or penalties which are available at law or in equity including, but not limited to, those available for adversely affecting historical structures or property under Section 315.006 of the Texas Local Government Code and Section 442.016 of the

Texas Government Code as the same may be amended from time to time, injunctive remedies and the like

9.4 Civil Action: As an additional remedy to the penalties stated above, the Taylor City Attorney or designee shall have the power to take all necessary civil action to enforce the provisions hereof and to request appropriate legal or equitable remedies or relief

9.5 All restrictions remain attached to the physical property regardless of ownership. The same may include, but not limited to, the requirement that all conditions be fulfilled prior to issuance of a building permit for the original resource location

Section 10 Appeals Process

10.1 Any decision made by the HDRC may be appealed through City of Taylor administrative procedures

10.2 Appeal information may be obtained from city staff

10.3 Contested appeal decisions may be pursued through appropriate judicial processes

Appendix I

RECOMMENDED POLICY:

Historical Preservation Officer Review Authority

Applications for certain alterations, additions, routine repairs and/or maintenance may be reviewed and approved administratively by the HPO without review by the HDRC.

A clear photograph of the building, object, or structure to be updated, a brief description of the intended work, and samples of replacement materials for comparison with the existing building, object, or structure must be furnished with the application. Site plan and specifications may be required as needed for adequate administrative review as determined by the HPO.

Emergency Conditions

Emergency installation of **temporary** features to protect an historical resource or to weatherize or stabilize may be made immediately, forgoing the HPO approval process.

Within ten (10) days of incident, the owner must provide supporting documentation of need and a written description of proposed **interim** measures, including timeframes for repair, to HPO for approval.

Non-Emergency activities include but are not limited to:

Routine Repair and Maintenance

- a) Repair using the same material and design as the original and does not require structural modifications
- b) Roof replacement, using materials in accordance with city code
- d) Repair of sidewalks and driveways using the same type and color of materials

Exterior Alterations

Doors/Entrances

- a) Doors in keeping with the character and era in which the home was built
- b) Removal of burglar bars
- c) Repair or slight modification to exterior steps or stairways using in-kind material
- d) Reopening of porch with proper photo documentation or physical evidence

Windows

- a) Removal of non-historical windows to replace with windows that match the original windows as closely as possible in material and design

- b) Restoring original window openings with documentation
- c) Removal of residential metal awnings
- d) Repairing window framing
- e) Removing inappropriate exterior shutters that are not of an appropriate historical era
- f) Louvers and venting in which the vents or louvers are placed in an existing opening, in which there is no change in the configuration of the fenestration and the only modification to the building is the removal of glazing panels
- g) Removal of burglar bars

Siding

Removal of non-historical siding to uncover original/historical siding materials

Roofing

- a) Removal of existing roofing and replacing with era appropriate roofing, with documentation and specifications
- b) Changing color of composite roofing material
- c) Changing color of existing metal roof with appropriate specifications and details

Additions

Any addition visible from a street or walkway under two hundred (200) square feet using same (non-historical) material as existing structure as well as existing roof ridgeline for non-contributing structures; must include plans with specification

Landscaping

- a) Replacing paved areas with sod or other landscaping
- b) Replacement of fifty percent (50%) or less square footage of front yard with appropriate materials
- c) Sprinkler system with site map
- d) Removal of 50% of existing landscaping or sod areas and replacing with xeriscaping where not removing character defining landscaping elements. Landscaping plan is required
- f) New plantings in keeping with the character of district

Hardscaping with site map and specifications

- a) Parking pads equal to or less than one hundred forty-four (144) square feet
- b) Sidewalks residential/commercial with contextually appropriate placement (such as a traditional planting strip)
- c) Driveway construction if less than twelve (12) feet in width and consistent with city guidelines
- d) Nonresidential parking areas with appropriate egress, traffic patterns, landscaping and screening for affected residential properties (Ref City Code, Chapter 4, Property Development Standards 4.2)

Fencing

- a) Removal of chain-link, plywood, or vinyl and replacing with wood, wrought iron, garden loop, or masonry
- b) Replacing or recreating any fence or handrail with historical documentation
- c) Installing or constructing a fence, railing, or wall where none exists (Ref: Design Guidelines)

Signage

- a) Changes in content or configuration (re-facing) that do not involve changes in sign location, dimensions, lighting or total sign area
- b) Signs that are consistent with city approved signage ordinance
- c) Temporary banners or signs where allowed by city ordinance

New Construction

- a) ADA ramps

Demolition

- a) Non-historical accessory structure that is made of non-historical materials
- b) Non-historical additions that are made of non-historical materials
- c) Reopen enclosed porch with supporting documentation
- d) Carports that are made of non-historical materials
- e) Auxiliary structures located in historical district that are made of non-historical materials

Miscellaneous

- b) Renewal of expired COAs with no changes from original submission
- c) Removal of any prohibited element described in City Code
- d) Minor changes to existing COAs

Appendix II – Overlay Area for Potential Historic Districts

The designation "Taylor Historical District" recognizes that the component historical buildings, structures, accessory buildings, fences, or other appurtenances of the area are of basic and vital importance for the preservation of local culture and heritage as well as economic development and promotion of tourism.

The defining boundaries of the Taylor Historical Overlay shall include the entirety of the area, inclusive of both sides of the defining street, contained within:

Lake Drive to the North

Mustang Street to the South

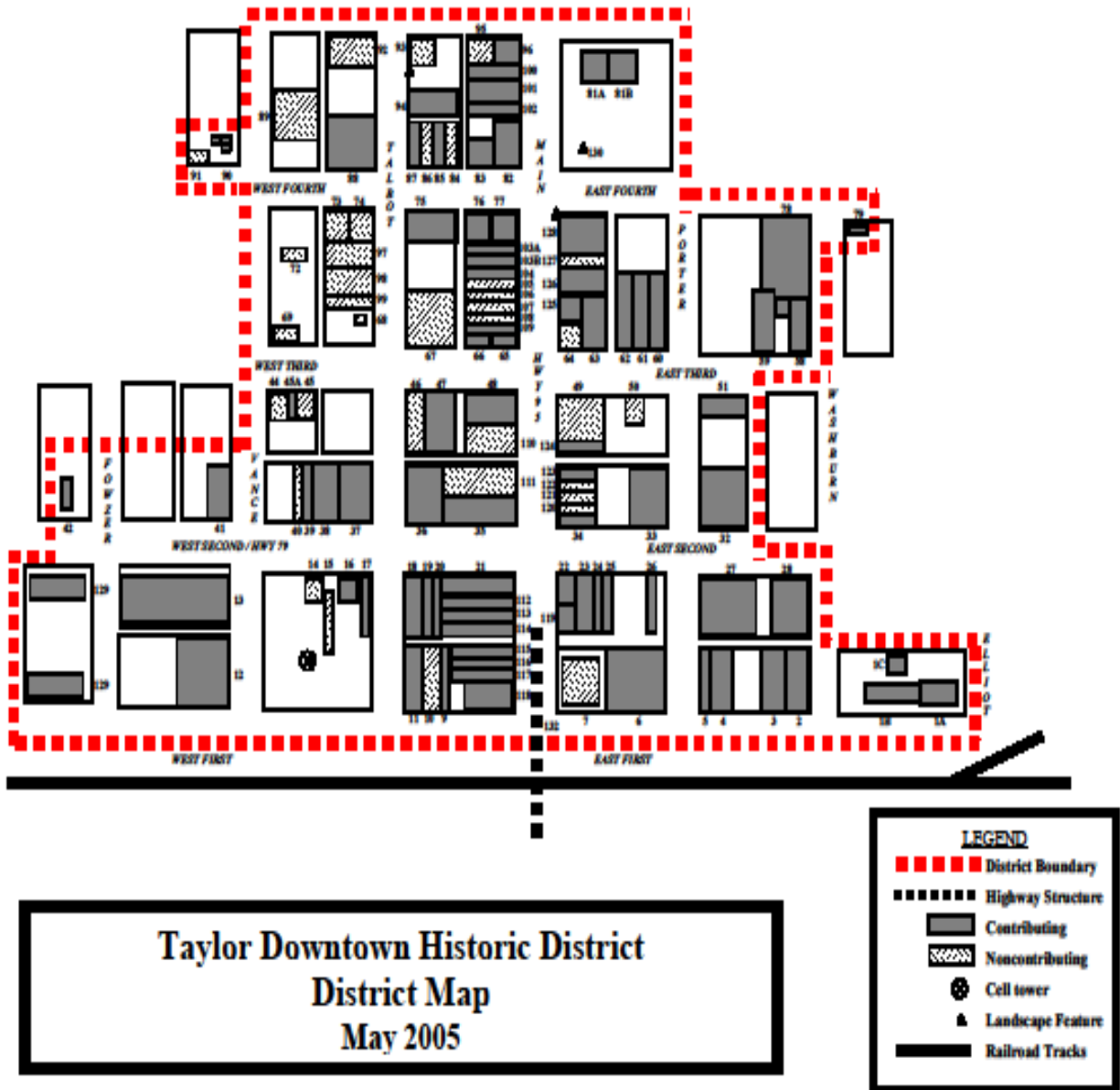
Sloan Street to the West

Dolan Street to the East

The current City of Taylor Zoning map reflects this area as predominantly residential. Commercial areas are primarily contained in corridors along the major intersecting highways of US 79 and TX 95.

The Taylor Downtown Historic District will be the primary ‘contributing’ commercial area for this ordinance.

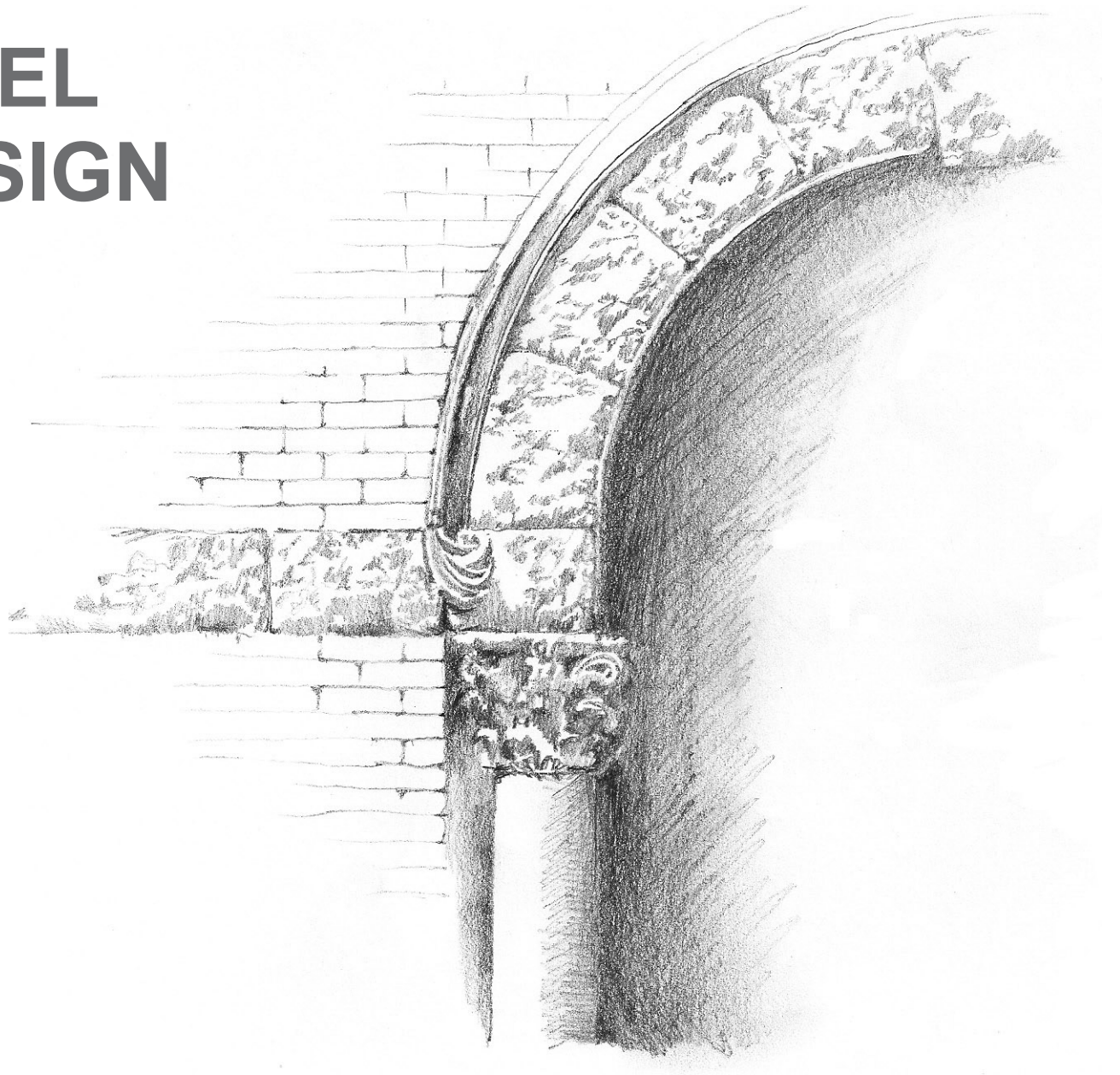
Appendix III – Taylor Downtown Historic District Map



TAYLOR MODEL HISTORIC DESIGN GUIDELINES

**TAYLOR HISTORIC DESIGN
REVIEW COMMISSION**

PREPARED FOR
THE CITY OF TAYLOR, TEXAS



THE TAYLOR HISTORIC DESIGN GUIDELINES

ACKNOWLEDGEMENTS

This page will list city officials,
committee members, and relevant city
staff

CONTENTS



INTRODUCTION

- Approach & Format
- Code Requirements
- Planning & Problems
- The Application Process
 - HLC Meeting Schedule
 - Submittal Requirements



THE HISTORIC DISTRICT

- Map of Historic District
- Taylor's Historic Architectural Styles
 - Brief History & Overview
- Colonial Revival
- Craftsman / Bungalow
- Texas German Vernacular
- Gothic Revival
- Greek Revival
- Italianate
- Homestead / Gable Front
- Queen Anne
- Stick Style (Queen Anne)
- Tudor Revival
- Folk Victorian
- Romanesque Revival
- Beaux Arts Classical
- Art Moderne
- Main Street Commercial
- One Part Block
- Two Part Block



TYPES OF PROJECTS

- New Buildings
 - Primary Residential
 - Secondary Residential
- Commercial
 - Compliance with Adjacent Buildings
 - Architectural Features
- Additions and Remodeling
- Residential**
- Commercial
- Garages & Auxiliary Buildings
- Demolition
- location
- Maintenance & Repair



ARCHITECTURAL FEATURES

- Doors
- Entrances
 - Windows
- Storefronts & Facades
 - Displays & Bulkheads
 - Wall Surfaces -
 - Masonry
 - Siding
 - Other Surface Materials
- Roofs & Skylights
 - Cornices, Eaves & Fascia
 - Porches
 - Railings
 - Posts & Columns
- Fences & Walls
 - Awnings
 - Signs & Graphic Designs
 - Exterior Paint & Color Schemes
 - Other Architectural Features
 - Lighting
 - Solar Panels
 - Satellite Dishes & Antennas



SITE CONDITIONS

- Setbacks & Orientation
- Landscaping
- Entrances
- Parking & Service Areas
- Sidewalks & Walkways
- Yard Features (Gazebos, Fountains)
- Americans with Disabilities Act (ADA)

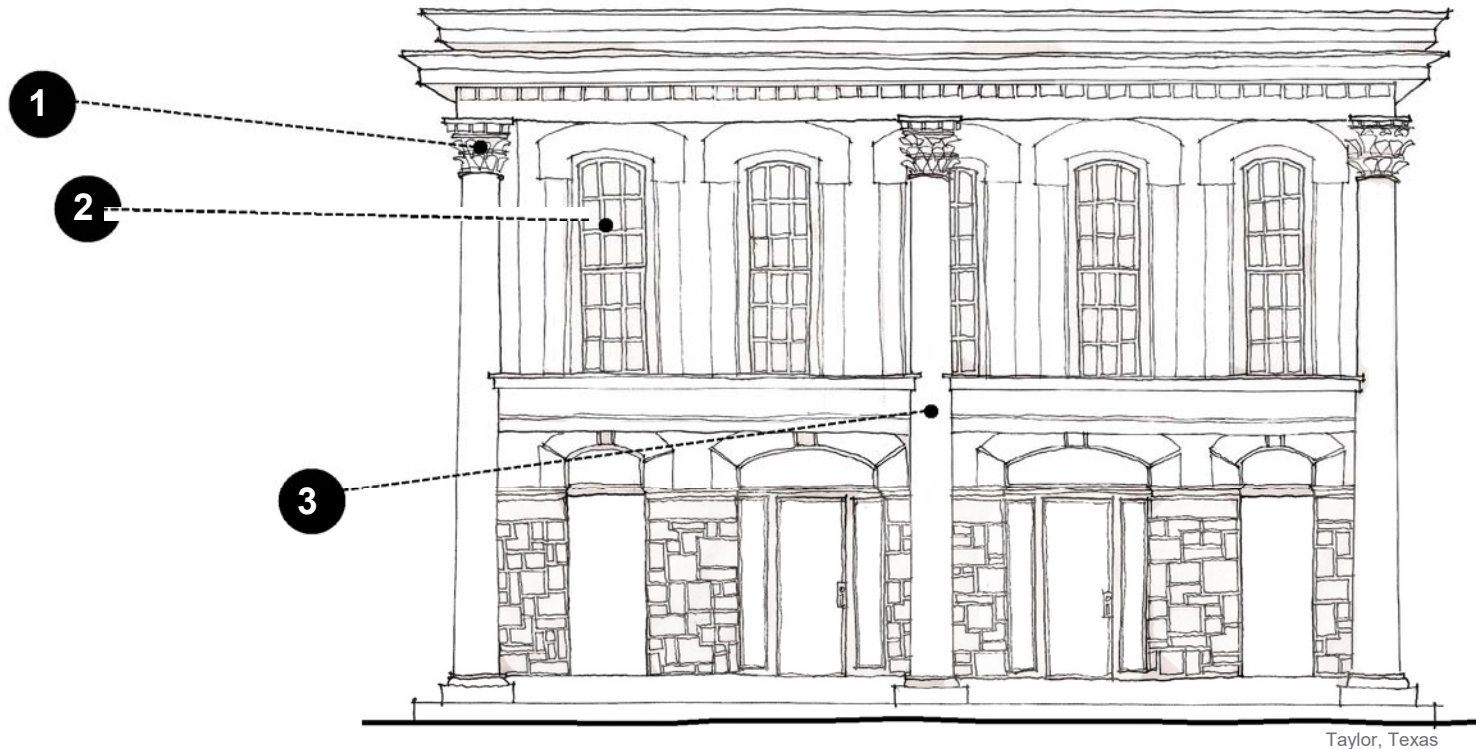


APPENDIX

- Definitions & Terms
- Secretary of the Interior's Standards
- Bibliography

Sample page from Survey

GREEK REVIVAL



1. CLASSICAL CORINTHIAN
COLUMNS

2. MULTI-LIGHT SASH WINDOWS

3. SYMMETRICAL ELEVATIONS

The Greek Revival style was an important architectural style of the mid-19th century. The style reflected the influence of early Greek architecture which was felt to embody the idealism of democracy and classical beauty. Dwellings constructed in this style were built with symmetrical floor plans and with classical columns or pilasters. Greek Revival houses often oriented the gable end toward the road. Some examples were built with a side wing extending from the main gabled front section. Recessed entrances with wide casings were common and usually featured sidelights and rectangular transoms. Common details include multi-light sash windows with plain lintels, and houses were usually either columned or embellished with pilasters.